



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 04, 2013
1303-DP-05 & 1303-SIT-03
Exhibit 1

Petition Number:	1303-DP-05 & 1303-SIT-03
Subject Site Address:	South side of 151st Street, approximately 700' west of Gray Road
Petitioner:	Justus at Bridgewater, LLC
Request:	Petitioner requests Development Plan and Site Plan review for 240 multifamily units and clubhouse within the Bridgewater Marketplace of the Bridgewater PUD.
Current Zoning:	Bridgewater PUD District <ul style="list-style-type: none">• Parcel K2 is in Area X
Current Land Use:	Vacant
Approximate Acreage:	Approximately 23 acres
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Petitioners Plans
Zoning History:	Ordinance 06-49 (restated) Ordinance 13-08 (pending amendment)
Staff Reviewer:	Sarah L. Reed, AICP

Procedural

- Requests for Development Plan Review and Site Plan Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the March 04, 2013 Advisory Plan Commission (the "APC") meeting.
- Notice of the March 04, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The subject property is approximately 23 acres in size and is located on the southwest corner of 151st Street and Market Center Drive, just west of Gray Road (the "Property"). The Property is bound by the Bridgewater PUD to the north, east, and west, and by the Bridgewater PUD and SF-3 to the south.



Project Description

This proposal is for the development of a 240 unit apartment community and clubhouse/resident amenity center within the residential district (Area X) within the Bridgewater PUD (the "Project").

BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS

Bridgewater PUD Standards (Ord. 06-49)

Exhibit 17. General Architectural Standards - See "Bridgewater PUD Amendment"

Section 11. Landscaping – See "Bridgewater PUD Amendment"

Exhibit 18 Landscaping – See "Bridgewater PUD Amendment"

Bridgewater PUD Amendment (Ord. 13-08)

DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL USES. The below terms, conditions, and provisions shall apply to the use and development apartment dwellings on Parcel K2 of the Bridgewater PUD (Ordinance 06-49 as amended).

- A. Minimum lot area: Not applicable - **COMPLIANT**
- B. Minimum lot frontage on road: Not applicable - **COMPLIANT**
- C. Maximum number of Apartments:
 - 1. Two-hundred and forty (240) dwellings - **COMPLIANT**
- D. Minimum Open/Green Space Area: Twenty percent (20%) – **Staff is working with the petitioner to ensure compliance.**
- E. Minimum distance between buildings: Twenty (20) feet. - **COMPLIANT**
- F. Building Setbacks (minimum):
 - 1. Sixty (60) foot front yard along External Streets (151st Street) - **COMPLIANT**
 - 2. Five (5) foot front yard along Market Center Drive - **COMPLIANT**
 - 3. Thirty (30) foot rear yard along the south perimeter of the Real Estate - **COMPLIANT**
The minimum setback shall be twenty (20) feet where the Parcel K2 abuts Area "Y" – **COMPLIANT**
 - 4. Sixty (60) foot side yard along the west perimeter of the Real Estate - **COMPLIANT**
- G. Maximum building height: Forty (40) feet - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- H. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet - **Review for compliance at Building Permit Stage**

I. Architectural Standards and Building Materials:

1. Building Elevations:

- a. Building Elevations must generally conform with the exhibits contained in the architectural character illustrations are included in Exhibit "C" of this Ordinance. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
 - b. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
 - c. Aluminum and vinyl siding are prohibited, but metal garage doors and vinyl clad windows and soffits shall be permitted. Permitted materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
 - d. Brick or stone shall be used on all elevations of each building as appropriate to the building architectural style. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
 - e. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
 - f. All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal fiber cement siding, and/or shake style concrete fiber siding. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
2. Windows: All windows shall have either shutters and/or architectural treatment. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed to match the building style. The width of the architectural treatment shall be a minimum of 3½" reveal dimension of the base siding material. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
3. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels. - **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

J. Parking: - **COMPLIANT**

1. Two (2) parking spaces per dwelling are required. Tandem Parking Spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant. - **COMPLIANT**
2. All off-street parking shall be in rear or side yards. - **COMPLIANT**

- K. Required Amenities: The following Amenities will be distributed throughout the Real Estate, for use by residents of the Real Estate: – **COMPLIANT**
1. Clubhouse including indoor resident amenities – **COMPLIANT**
 2. Swimming Pool – **COMPLIANT**
 3. Integrated trail and sidewalk system – **COMPLIANT**
 4. All amenities will be constructed as part of first phase of construction. The timing for the completion of the trails and sidewalks will be in phases as the development is completed - **COMPLIANT – Will review at Building Occupancy Stage**
- L. Site Landscaping Requirements: – **Staff is working with the petitioner to ensure compliance**
1. Trash Facilities: Trash dumpster or compactor locations shall be screened with a minimum six (6) foot opaque fence or wall constructed of the same exterior materials permitted on buildings. – **Staff is working with the petitioner to ensure compliance.**
 2. Detention/Retention Basins and Ponds: Basins and ponds shall be landscaped with shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant material at the election of the owner of the Real Estate. – **Staff is working with the petitioner to ensure compliance.**
 3. On-Site Standards: The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs set forth in On-Site Table of Exhibit 18 shall not apply to the development of apartments on the Real Estate. – **Staff is working with the petitioner to ensure compliance.**
 4. Building Base Landscaping Requirements: – **Staff is working with the petitioner to ensure compliance**
 - a. A minimum of one-half (0.5) trees, and two (2) shrubs shall be planted around each building per the number of dwellings in each building.
 - b. The clubhouse shall require one (1) tree and five (5) shrubs for every thirty (30) feet not obstructed by walkways, patios, and/or pool deck area.
 - c. A mulched area a minimum of two (2) feet in width will be provided along 100% of the building façade where not obstructed by walkways, patios and/or driveways.
 - d. Perennial plants and ground cover may be planted in addition to the above noted required plantings.
 5. Road Frontage/Street Trees: – **Staff is working with the petitioner to ensure compliance.**
 - a. External Streets: See Buffer Yards below.
 - b. Internal Streets (Market Center Drive): A minimum of one (1) shade tree per (30) linear feet of frontage.

6. Buffer Yards:
 - a. Buffer Yards shall be required in areas adjacent to (i) External Streets (151st Street), (ii) the south perimeter of the Real Estate, (iii) the west perimeter of the Real Estate, and (iv) is not required along internal streets (Market Center Drive).
 - b. Minimum width of Buffer Yards shall be as follows:
 - i. The External Street (151st Street) Buffer Yard shall be a minimum of fifty (50) feet. - **COMPLIANT**
 - ii. The south perimeter Buffer Yard shall be a minimum of twenty (20) feet in width. - **COMPLIANT**
 - iii. The west perimeter Buffer Yard shall be a minimum of twenty (20) feet in width. - **COMPLIANT**
 - c. The Buffer yard along 151st Street shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they do not exceed eight (8) feet in height.
 - d. Within the south and west Buffer Yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen). Evergreen trees and shrubs may be substituted for one another on a one-to-three (1:3) basis (tree:shrub). Where there exist conflicts between Buffer Yards and overhead power transmission line easements the planting standard shall be five (5) shade or evergreen trees per one hundred (100) linear feet permitting a substitution as noted above for shrubs.
7. Interior Parking Lot Landscaping: – **Staff is working with the petitioner to ensure compliance.**
 - a. Area Required: A portion of vehicular use areas shall be maintained as landscaped area. The minimum amount of interior parking lot area that must be landscaped shall be five (5) percent.
 - b. Parking Lot Islands:
 - i. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
 - ii. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
8. Perimeter Parking Lot Landscaping: – **Staff is working with the petitioner to ensure compliance.**
 - a. Perimeter landscaping is only required for parking areas within twenty (20) feet of the perimeter of the Real Estate or within the block occupied by the clubhouse for those spaces that serve the clubhouse.



- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- c. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- d. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

WESTFIELD DEVELOPMENT REQUIREMENTS

Development Plan Review (WC 16.04.165, D)

- 1. Zoning District Standards – **See “Bridgewater PUD Amendment”**
- 2. Overlay District Standards – **The property does not fall within an overlay district.**
- 3. Subdivision Control Ordinance – **Secondary Platting is required before permits will be issued.**
- 4. Development Plan Review (WC 16.04.165)
 - a. Site Access and Site Circulation:
 - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; – **COMPLIANT**
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; – **COMPLIANT**
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.



- b. Landscaping – See WC 16.06 et seq. – **See “Bridgewater PUD Amendment”**
 - c. Lighting – See WC 16.07 et seq. – **Staff is working with the petitioner to ensure compliance**
 - d. Signs – See WC 16.08 et seq. – **Not Applicable**
 - e. Building Orientation. – **Staff is working with the petitioner to ensure compliance**
 - f. Building Materials. – **See “Bridgewater PUD Amendment”**
5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as a split between “Local Commercial” and “Suburban Residential”. The proposed project is divided by the two Land Use Concepts and it complies with the development policies recommended for the “Suburban Residential” area within the Comprehensive Plan by providing Bridgewater with a variety of housing types and densities, as well as including recreational uses for residents.

6. Street and Highway Access – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
7. Street and Highway Capacity – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
8. Utility Capacity – **Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity**
9. Traffic Circulation Compatibility – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

Staff Comments

- 1. No action is required at this time.
- 2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at (317) 503-1220 or sreed@westfield.in.gov.